

TEXAS TRANSPORTATION COMMISSION

CHAMBERS County

MINUTE ORDER

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BEAUMONT District

In Mont Belvieu, Chambers County, on SL 207, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 113, at Page 545, Volume 1, at Page 15, Volume 115, at Page 189, and Volume 112, at Page 616, in the Deed Records of Chambers County, Texas.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend that the governor execute a deed exchanging an interest in real property acquired but not needed for a highway purpose as whole or partial consideration for another interest in real property needed for a state highway purpose. The State of Texas and Enterprise Products Operating, LLC (Enterprise) have entered into an Agreement to Accept Donation for Construction and Exchange of Right of Way Amendment No. 1. As part of this agreement, the State of Texas and Enterprise Products Operating, LLC are exchanging deeds for the tract and for a parcel and construction services needed for state highway purposes. This exchange was approved in the commission's minute order 112736 on June 30, 2011.

All of the land, described in Exhibit A, save and except all of the land described in Exhibit B, (the tract) is no longer needed for a state highway purpose. The value of the tract is \$230,000.

The parcel and construction services are valued at \$250,000.00.


The tract has been appraised at \$230,000.00.

Enterprise has requested that the tract be conveyed to Enterprise in exchange for the parcel, which has already been conveyed, and Enterprise will donate the \$20,000 difference in value between the tract and the parcel to the state, in accordance with an executed exchange agreement.

The commission finds \$230,000.00 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Enterprise Products Operating, LLC, in exchange for and as consideration of the parcel and also acknowledges the donation of \$20,000 in value difference to the state; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC...

Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547D4BD...

Executive Director

115730 APR 30 2020

Minute	Date
Number	Passed

EXHIBIT "A"
Metes and Bounds Description
8.06 acres (350,877 sq. ft.)
Loop 207
Chambers County, Texas
RSCJ 0389-10-012
TRACT 1

Tract 1 being 8.06 acres (350,877 sq. ft.) of land out of the Henry Griffith League Survey, A-12 and the William Bloodgood Augmentation Survey A-5, Chambers County, Texas, being a portion of Business Loop Highway 207 in Mont Belvieu, Texas. Parcel being more particularly described as follows, with all bearings and coordinates referenced to the Texas Coordinate System, South Central Zone NAD 83. All distances herein described are grid distances in U.S. Survey Feet and may be converted to surface by dividing by the combined factor of 0.999903451;

BEGINNING at the intersection of the Easterly right of way of Texas State Highway 146 (120 feet wide, Texas State Highway Department Right-of-Way Map dated March 1960) and the Westerly right of way of Loop 207 (80 feet wide, Texas State Highway Department Right-of-Way Map dated February 1948), being a found 5/8" Iron Rod with Cap Stamped #5816, (X= 3,269,825.84, Y = 13,874,855.81);

THENCE, along said Northwesterly right of way of Loop 207 the following courses:

North 32°56'56" East a distance of 295.44 feet to a found 5/8" Iron Rod with Cap Stamped #5816;

A curve to the right having a radius of 3,899.72 feet and a central angle of 02°12'04", a chord bearing and distance of North 33°49'49" East 149.80 feet, for a distance of 149.81 feet to a found 5/8" Iron Rod with Cap Stamped #5816;

North 35°12'34" East a distance of 1,593.40 feet to a found 1/2" Iron Rod;

A curve to the left having a radius of 1,105.92 feet and a central angle of 51°32'06", a chord bearing and distance of North 09°24'56" East 961.53 feet, for a distance of 994.73 feet to a found 1/2" Iron Rod;

North 16°25'34" West a distance of 1,243.66 feet to a found 1/2" Iron Rod with Cap on the Proposed Southerly right of way of FM 565 (120' wide at this point, Texas State Highway Department Right-of-Way Map dated February 2013);

THENCE, continuing along said proposed right of way, North 73°34'26" East a distance of 80.00 feet to a found 5/8" Iron Rod with Cap Stamped #5816 on the Southeasterly right of way of Loop 207;

THENCE, along said Southeasterly right of way of Loop 207 the following courses:

South 16°25'34" East a distance of 1,243.66 feet to a found 5/8" Iron Rod with Cap Stamped #5816;

EXHIBIT "A"

A curve to the right having a radius of 1,185.92 feet and a central angle of $51^{\circ}32'07''$, a chord bearing and distance of South $09^{\circ}24'38''$ West 1,031.09 feet, a distance of 1,066.69 feet to a found 5/8" Iron Rod with Cap Stamped #5816;

South $35^{\circ}12'34''$ West a distance of 1,593.40 feet to a found 1/2" Iron Rod;

A curve to the left having a radius of 3,819.72 feet and a central angle of $02^{\circ}11'44''$, a chord bearing and distance of South $33^{\circ}49'43''$ West 146.35 feet, a distance of 146.36 feet to a found 5/8" Iron Rod with Cap Stamped #5816;

South $32^{\circ}56'56''$ West a distance of 446.56 feet to a found 5/8" Iron Rod with Cap Stamped #5816 on the Easterly right of way of Texas State Highway 146;

THENCE, along said Easterly right of way of Texas State Highway 146, a curve to the left having a radius of 5,789.58 feet and a central angle of $01^{\circ}41'19''$, a chord bearing and distance of North $04^{\circ}59'07''$ East 170.61 feet, a distance 170.62 feet to the POINT OF BEGINNING, containing 8.06 acres (350,877 sq. ft.).

The above being comprised of the following parcels shown on Texas State Highway Department Right of Way Map for Mont Belvieu Business Loop, Highway 207, from Junction with State Highway 146 North of Mt. Belvieu – to Junction with State Highway 146 South of Mt. Belvieu (Cont. 389 Section 10 Job 1), dated February 1948;

Parcel 30A, Parcel 30B, Parcels 57 through 66, and the south 0.08 acres of Parcel 56.

This description is based on Preliminary Exhibit prepared for Enterprise Products by NTB Associates, Inc. (Michael Cook, RPLS #5816), dated April 3, 2014, and an Exhibit prepared for Enterprise Products by NTB Associates, Inc. (Jeff Melville, RPLS #5995), dated April 9, 2018.

Compiled by:
NTB Associates, Inc.
TBPLS Firm Reg. #10118401
18 Corporate Hill Dr., Suite 200
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(501)664-6380



Jeff Melville 4/9/2018

EXHIBIT "B"
Metes and Bounds Description
1.435 acres (62,529 sq. ft.)
Loop 207
Chambers County, Texas
TRACT 2

Tract 2 being 1.435 acres (62,529 sq. ft.) of land out of the Henry Griffith League Survey, A-12, Chambers County, Texas, being a portion of Business Loop Highway 207 in Mont Belvieu, Texas. Parcel being more particularly described as follows, with all bearings and coordinates referenced to the Texas Coordinate System, South Central Zone NAD 83. All distances herein described are grid distances in U.S. Survey Feet and may be converted to surface by dividing by the combined factor of 0.999903451;

BEGINNING at the intersection of the Southerly right of way of FM 565 (120' wide at this point, Texas State Highway Department Right-of-Way Map dated February 2013); and the Westerly right of way of Loop 207 (80 feet wide, Texas State Highway Department Right-of-Way Map dated February 1948), being a found 1/2" Iron Rod with Cap, (X=3270794.25, Y=13878671.53);

THENCE, along said Southerly right of way, North 73°34'26" East a distance of 80.00 feet to a found 5/8" Iron Rod with Cap Stamped #5816 on the Easterly right of way of Loop 207;

THENCE, along Easterly right of way of Loop 207, South 16°25'34" East a distance of 785.51 feet to a found 5/8" Iron Rod with Cap Stamped #5816;

THENCE, leaving said right of way, South 79°07'40" West a distance of 80.38 feet to a found 5/8" Iron Rod with Cap Stamped #5816 on the Westerly right of way of Loop 207;

THENCE, along said Westerly right of way, North 16°25'34" West a distance of 777.73 feet to the POINT OF BEGINNING, containing 1.435 acres (62,529 sq. ft.).

The above being the Northerly portion of Loop 207, shown on Texas State Highway Department Right of Way Map for Mont Belvieu Business Loop, Highway 207, from Junction with State Highway 146 North of Mt. Belvieu – to Junction with State Highway 146 South of Mt. Belvieu (Cont. 389 Section 10 Job 1), dated February 1948.

This description is based on Preliminary Exhibit prepared for Enterprise Products by NTB Associates, Inc. (Michael Cook, RPLS #5816), dated April 3, 2014, and an Exhibits prepared for Enterprise Products by NTB Associates, Inc. (Jeff Melville, RPLS #5995), dated August 11, 2016 and April 9, 2018.

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03/11/2019

